

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
January 10, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on October 11, 2016.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **Conduct Public Hearing** on a request to rezone 1403 Welch Street, being Lot 1, Block A, Taylor Sports Arena Subdivision, from the Light Industrial District (M-1) to the Single Family Residential District (R-1) (Ordinance 2017-01)
2. **Make Recommendation** on a request to rezone 1403 Welch Street, being Lot 1, Block A, Taylor Sports Arena Subdivision, from the Light Industrial District (M-1) to the Single Family Residential District (R-1) (Ordinance 2017-01)
3. **Conduct Public Hearing** on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)
4. **Make Recommendation** on a request to rezone 38.979 acres in the George M. Reese Survey, Abstract No. 533, generally located in the southwest corner of Carlos G. Parker Blvd. and FM 973, from the Residential Agriculture District (R/A) to the General Business District (B-2) (Ordinance 2017-02)

ADJOURN

Next Meeting Date: February 14, 2017.

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **January 6, 2017** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Carrie Orts, Administrative Assistant Development Services

Date:

1.6.17

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
October 11, 2016 6:00 p.m.
City Council Chamber

PRESENT

Don McAlister
Annette Maruska
Mike Eaton
Donna Frazier
Leland Stevens
Todd Osborn
Faith Gardner
Dwayne Ariola

ABSENT

Rick Selin

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin to Development Services
Michael Elabarger, Senior Planner

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:02 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

Review and approve minutes from the September 13, 2016.

Motion made by Mr. Stevens to approve minutes as written from the September 13, 2016 meeting.
Second by Mrs. Maruska. All voted Aye. Motion passed.

Conduct Public Hearing and make a recommendation to remove Appendix A. Zoning Fees from Appendix B. Zoning Ordinance. (Ordinance 2016-20)

Hearing opened. Mrs. Lumpkin made presentation on the request, including the recommendation of approval. There was discussion between staff Board members. Hearing closed.

Mr. Stevens made motion to recommend to City Council to approve ordinance 2016-20. Second by Mrs. Frazier. All voted Aye.

Conduct Public Hearing and make a recommendation to Amend Chapter 11, Definitions, to clarify and update zoning definitions pertaining to 'Dwelling Unit, Minimum Size' and 'Industrialized Home'. (Ordinance 2016-24)

Hearing opened. Mrs. Lumpkin made presentation on the request, including recommendation of approval. Four persons spoke about the proposal and asked for clarification. There was discussion between staff and several Board members. Hearing closed.

Mrs. Frazier made a motion to recommend approval to City Council to pass Ordinance 2016-24. Second by Mr. Eaton. All voted Aye.

Adjourn

The meeting was adjourned at 7:35 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-20161022

1403 Welch Street

Rezoning from M-1 to R-1



Applicant Information:

Applicant: Jimmy Ramirez

Applicant Request: Rezone the property from the M-1 District to the R-1 District

Subject Property:

Location: 1403 Welch Street (aka 1402 Welch Street)

Legal Description: Taylor Sports Arena Subdivision, Block A, Lot 1, 1.838 acres

Existing Zoning: M-1 – Light Industrial District

Utilities: Existing City Water and Wastewater; ONCOR Electric

Existing Use of Property: The property is currently without a Certificate of Occupancy due to inconsistencies and/or violations of various aspects of the City's regulations for zoning, development, and building code compliance.

Adjacent Zoning and Land Use Pattern:	<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
	North	---	Welch Street, Union Pacific railroad right-of-way
	South	R-1 – Single Family Residential District	Vacant/undeveloped
	East	M-1 – Light Industrial District	Existing Federal detention center
	West	M-1 – Light Industrial District	Vacant/undeveloped

Application Summary

The proposal is to rezone the platted lot from the M-1 (Light Industrial) District to the R-1 Single-Family Residential District. The R-1 District permits single-family detached residential principally, with a few other incidental or accessory type uses commonly found with single-family homes. The R-1 District is described in the Zoning Ordinance as 'provid(ing) adequate areas of town for moderate density single family detached development, while maintaining the character and protecting the health, safety, and general welfare of the community'.

The R-1 District is currently the zoning assigned to newly annexed properties, which often creates immediate conflicts with the Comprehensive Plan, existing development on the property, or the development or zoning pattern(s) of adjacent properties.

The subject property, before being platted as a 1.83 acre property in 2016, was part of an approximately 18 acre property generally known as "Hidalgo Park" that was owned by the Our Lady of Guadalupe church organization. For many years, the church operated congregational and community events from the site, which lent the property to being viewed as a "public" space, and to the extent that Google maps identifies the property as "Hidalgo Park", even though there is no officially established use of the property as such.

The City's Future Land Use map, part of the Comprehensive Plan, was last updated in 2012, recognized this established ownership and use (Our Lady of Guadalupe church) and memorialized the property as "Public" on that map. The map proposes that the land to the west be best utilized for industrial development, while the property to the east (the Federal detention facility) is designated as appropriate for "Semi-Public/Institutional" uses.

The property currently stands with a large building of mixed construction types and materials, with a large area formerly used for parking between it and Welch Street. The applicant/current property owner purchased it in July of 2015. The applicant has met with City development staff multiple times over the last year to vet how to utilize the property in accordance with current zoning (M-1 District) and building code requirements.



Staff Recommendation

Staff recommends denial of the rezoning request, based on the following findings:

1. The R-1 District is not appropriate for this location, due to the presence of and immediate proximity of:
 - a. An active railroad track and switching yard (60' away due north across Welch Street).
 - b. A Federal detention facility (140' away due east).
 - c. An active and growing industrial park (500' away due west).
 - d. Undeveloped land zoned M-1 Light Industrial immediately west.
2. The Comprehensive Plan Future Land Use map designation of "Public" does not equate to being supportive of the R-1 District, and is a misnomer given the present (private entity) ownership of this subject lot and the other properties that formerly comprised the "Hidalgo Park".
3. The current structure on the property does not lend itself to conversion to single-family residential use, indicating that the owner's options would be to either erect one single-family residence on the unoccupied portion of the property, or to subdivide the land into multiple lots meeting the R-1 District minimum standards (7,000 Square feet, 70' lot frontage, 100' lot depth).
4. The owner/applicant has met with City staff multiple times about undertaking a variety of commercial ventures on the property, for which staff has provided guidance as to the necessary steps and paths in order to achieve Building Permit approvals and Certificates of Occupancy; the owner/applicant has refused to follow that course, and instead submitted this rezoning request for a wholly different (residential) development scheme.

Attachments:

1. Proposed Ordinance
2. Ordinance Exhibit A – Subdivision Plat
3. Aerial Photo (Williamson County 2016 data)

ORDINANCE NO. 2017-01

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS TAYLOR SPORTS ARENA SUBDIVISION, BLOCK A, LOT 1, GENERALLY LOCATED AT 1403 (AKA 1402) WELCH STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM LIGHT INDUSTRIAL DISTRICT M-1 TO SINGLE-FAMILY RESIDENTIAL DISTRICT R-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 26, 2017, to consider the request made by Jimmy Ramirez, as Applicant and owner of the property, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Light Industrial M-1 to Single-family Residential R-1; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 10, 2017, to consider the zoning request, recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is changed from Light Industrial (M-1) to Single-family Residential District (R-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning changed from Light Industrial (M-1) to Single-family Residential District (R-1).

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-01 was introduced before the Taylor City Council on the 26th day of January, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Jesse Ancira, Jr,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2017-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[subdivision plat]

DRAFT



PLAT MAP RECORDING SHEET

DEDICATOR(s):

JIMMY ANDRES RAMIREZ
JIMMY RAMIREZ

SUBDIVISION NAME: TAYLOR SPORTS ARENA

PROPERTY IS DESCRIBED AS: 1.838 ACRES WILLIAM R WILLIAMS ABSTRACT
NO 665

SUBMITTED BY: CITY OF TAYLOR

DIGITALLY RECORDED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2016080004

PLAT Fee: \$166.00
08/30/2016 08:56 AM Cpelps



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

Exhibit A to ORDINANCE 2017-01

LEGEND

- 0 1/2" IRON ROD SET
- IRON ROD FOUND

TAYLOR SPORTS ARENA SUBDIVISION
City of Taylor, Williamson County, Texas
FINAL PLAT

P.O.B.
N=10181612.34
E=3219218.83

NO MONUMENTATION FOUND ON NORTH SIDE OF WELCH STREET
WELCH STREET (30' R.O.W. PER CITY OF TAYLOR PLAT RECORDED CAB. "A", SLIDE 186, P.R.W.C.)

SITE DATA
SURVEY: WILLIAM R. WILLIAMS SURVEY, A-665
TOTAL AREA OF SITE: 1.838 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1

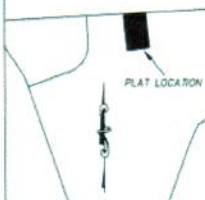
UTILITY PROVIDERS
TIME WARNER-(CABLE)
AT&T-(PHONE)
SNCOR-(ELECTRIC)
AT&T-(GAS)

"2 ACRES"
DEED - J. B. SORENSON, ET UX
TO
CITY OF TAYLOR
5-9-1947 346/232 DRWC

WILLIAM R. WILLIAMS SURVEY,
ABSTRACT NO. 665

VICINITY MAP

SCALE: NONE



SHEET 1 OF 2

"1.838 ACRES"
SWD - TAPIMATA, LLC, A TEXAS LIMITED
LIABILITY COMPANY
TO
JIMMY ANDRES RAMIREZ
7-31-2015 DOC # 2015066255 OPRWC

LOT 1, BLOCK A
1.838 ACRES
(80,081 SQ. FT.)

(RESIDUAL PORTION)
"16.16 ACRES"
W/O W V/L - MAROU RAM, ET UX AND ANDRES
RAMIREZ, LLC, A TEXAS LIMITED LIABILITY
COMPANY
5-14-2009 DOC # 2009034401 OPRWC



1.838 ACRE TRACT OUT OF THE
WILLIAM R. WILLIAMS SURVEY
ABSTRACT NO. 665
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



811 NORTH MAIN
TAYLOR, TX 76774

PHONE: (512) 312-4890
FAX: (512) 312-8801

FIRM No. 10128500

surveying@austin.tx.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: SAH
SCALE: 1" = 30'
PROJECT NO.: 15-288
DATE: JUNE 28, 2015
CHECKED BY: BLB
APPROVED BY: BLB

SHEET 1 OF 2

ATTACHMENT 3 – Aerial Photo

Item 1 – PZ-20161022 – 1403 (aka 1402) Welch Street – Rezone from M-1 to R-1 District



PZ-20161024 **38.979 acre Reese Survey** **Rezoning from R/A to B-2**



Applicant Information:

Applicant: Prosperity Land Development/Dean Truong (Agent) and David Kautz (Owner).

Applicant Request: Rezone the property from the R/A District to the B-2 District

Subject Property:

Location: Southwest corner of Carlos G. Parker Blvd and FM 973

Legal Description: 38.979 acres in the George M. Reese Survey, Abstract No. 533

Existing Zoning: R/A – Residential Agriculture District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Vacant/undeveloped.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Vacant/undeveloped/large lot residential
South	R-1 – Single Family Residential District	Vacant/undeveloped/farm land
East	R/A – Residential Agriculture District	Vacant/undeveloped/farm land
West	R-1 – Single Family Residential District	Vacant/undeveloped/farm land

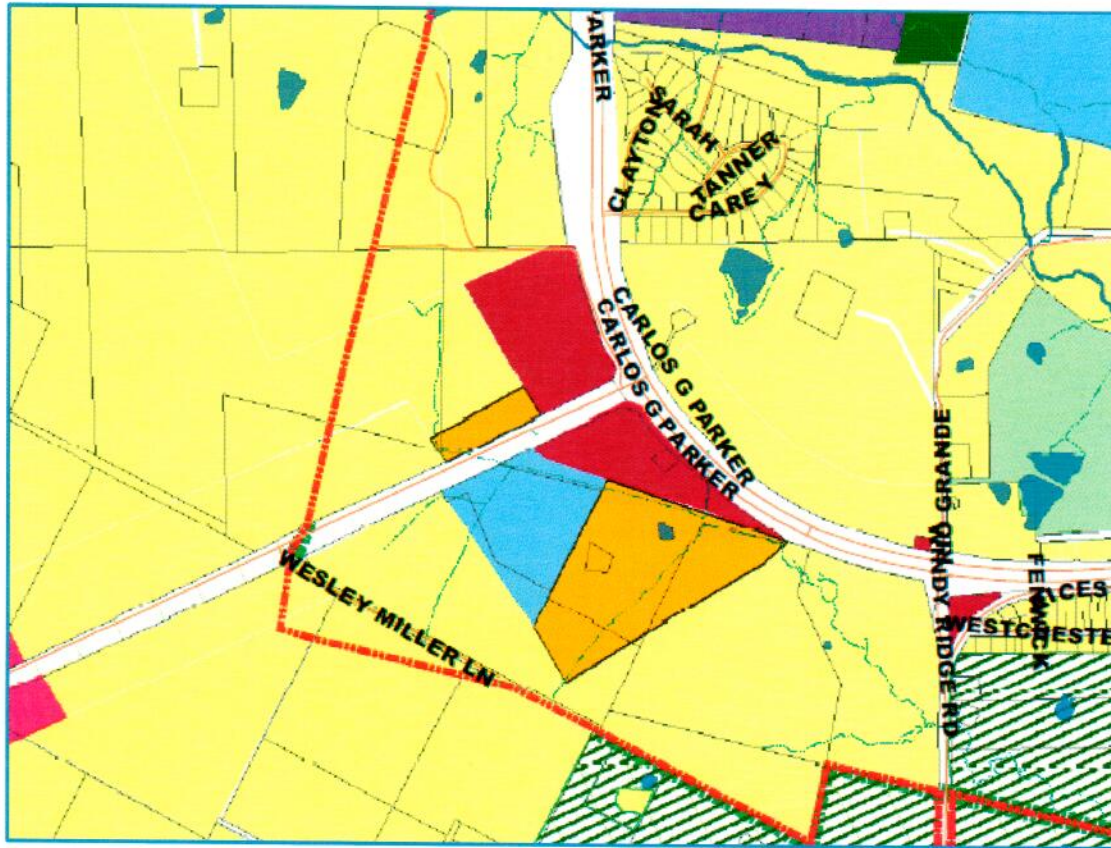
Application Summary

The proposal is to rezone the unplatted tract of land from the R/A (Residential Agriculture) District to the B-2 General Business District. The B-2 District permits a variety of commercial, office, service, and civic uses, as well as multifamily development. Key development standards are building setbacks of zero and building heights of between 45’ and 80’ maximum. The B-2 District is described in the Zoning Ordinance as ‘provid(ing) for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.’

The City’s Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for “Commercial” uses, with areas of multifamily, single-family, and institutional (Taylor High School) immediately surrounding it. See the clip on the next page from the Future Land Use map.

The property is currently undeveloped and under agricultural (crop) operations.

Comprehensive Plan – Future Land Use Map



Staff Recommendation

Staff recommends approval of the rezoning request, based on the following findings:

1. The Comprehensive Plan Future Land Use map designation of “Commercial” supports and equates directly to the uses and development standards of the B-2 District.
2. The property sits at an advantageous corner of two classified Arterial roadways – Highway 79 (4-lanes, median-divided) and FM 973 (currently 2 lanes within a 225’ wide right-of-way) – making it appropriate for auto-oriented commercial and service uses.
3. The presence of the Taylor High School complex and nearby land that is planned for multifamily or single-family neighborhoods would all be served by commercial and service uses/development that could be achieved within a B-2 District at this location.
4. Surrounding zoning of R-1 and R/A Districts are holding districts from the time of annexation, and do not present conflicts with a proposed B-2 District as proposed.

Attachments:

1. Proposed Ordinance
2. Ordinance Exhibit A – Legal Description (Survey)
3. Aerial Photo (Williamson County 2016 data)

ORDINANCE NO. 2017-02

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 38.979 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT No. 533, GENERALLY LOCATED IN THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND FM 973 IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM RESIDENTIAL AGRICULTURE DISTRICT R/A TO GENERAL BUSINESS DISTRICT B-2; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 26, 2017, to consider the request made by Prosperity Land Development/Dean Truong and David Kautz, as Applicant and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Residential Agriculture R/A to General Business B-2; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 10, 2017, to consider the zoning request, recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is changed from Residential Agriculture (R/A) to General Business (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning changed from Residential Agriculture (R/A) to General Business (B-2).

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-02 was introduced before the Taylor City Council on the 26th day of January, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Jesse Ancira, Jr,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2017-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

DECEMBER 1, 2016

38.979 ACRES

These notes describe that certain tract of land situated in the **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** located in Williamson County, Texas; subject tract being out of a called "198.35 (residual portion) Acres" titled to Aline Kautz, Glynda Byfield, now known as Glynda Kautz Vanacek and Gilbert David Kautz in instruments recorded as follows: 1) Volume 449, Page 218, Deed Records of Williamson County (DRWC) dated 01-17-1962 2) Volume 1266, Page 872, DRWC, dated 10-30-1985 3) Volume 1445, Page 102, DRWC, dated 10-27-1986 4) Document No. 2010018569, Official Public Records of Williamson County (OPRWC) dated 03-25-2010 and 5) Document No. 2010018570, OPRWC, dated 03-25-2010, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of November, 2016; subject tract being more fully described as follows {Bearings and coordinates described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 {adj.};

BEGINNING at the Northwest corner of said "198.35 (residual portion) Acres", same being an exterior corner of a called "85.047 Acres" conveyed in a Warranty Deed from Frederick R. Fine to Keith Hagler dated 5-27-1994 and recorded in Volume 2621, Page 250, Official Records of Williamson County (ORWC); found a ½" iron rod (at fence corner post) at same (NORTH = 10,177,425.45', EAST = 3,209,525.55) ; a ½" iron rod found at an interior corner of said "85.047 Acres", same being the apparent Northeast corner of a called "Tract One - 55 Acres" conveyed in an Executor's Deed from Dorothy Dean Kloppe, Independent Executor of the Estate of William Lynn Davis, Jr., deceased to William Lynn Davis III dated 3-12-1996 and recorded in Document No. 9638661, ORWC, in or near the common survey line of the **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** and the **JAMES C. EAVES SURVEY, A-214**, bearing North 22° 21' 55" West, 40.00 feet;

THENCE North 68° 11' 31" East with the common line of said "198.35 (residual portion) Acres" and Easternmost South line of said "85.047 Acres", generally along a fence, a distance of **1034.94 feet** to a ½" iron rod found at the Southeast corner of said "85.047 Acres" in the Southwestern right-of-way line of Carlos Parker Blvd, also known as Loop No. 427 as recorded in Volume 525, Page 263, DRWC; found a Type I TxDot concrete monument (engineer's station 206+28.98) bearing North 30° 15' 15" West, 402.92 feet;

THENCE South 30° 15' 15" East with said Southwestern right-of-way line of Carlos Parker Blvd, a distance of **213.97 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at an angle point in same;

THENCE South 40° 47' 05" East with said Southwestern right-of-way line of Carlos Parker Blvd, a distance of **638.55 feet** to a found a Type I TxDot concrete monument (engineer's station 218+00) at an angle point in same;

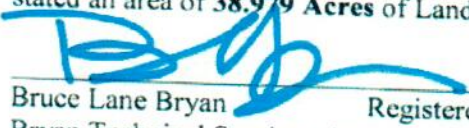
THENCE South 52° 38' 45" East with said Southwestern right-of-way line of Carlos Parker Blvd, a distance of **176.08 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at the intersection with the Northwestern right-of-way of Farm to Market Road No. 973, referred to as a called "6.242 Acres" as recorded in Volume 1772, Page 757, ORWC;

THENCE South 04° 09' 48" East with said Northwestern right-of-way of Farm to Market Road No. 973, a distance of **95.59 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at an angle point in same;

THENCE South 44° 27' 05" West with said Northwestern right-of-way of Farm to Market Road No. 973, a distance of **1365.60 feet** to a ½" iron rod set (capped "BRYAN TECHNICAL SERVICES") at the Southeast corner of subject tract in the common line of aforementioned "198.35 (residual portion) Acres" and a called "First Tract - 61.68 Acres" titled to The John Wesley Miller Family Trust as recorded in Document no. 2010074538, OPRWC;

THENCE South 84° 10' 07" West with the common line of said "First Tract - 61.68 Acres" and "198.35 (residual portion) Acres", a distance of **163.72 feet** to a found ½" iron rod for the Southwest corner of said "198.35 Acres", same being the Southeast corner of aforementioned "Tract One - 55 Acres";

THENCE North 19° 09' 53" West with the common line of said "198.35 (residual portion) Acres" and "Tract One - 55 Acres", along an old tree line, a distance of **1564.16 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **38.979 Acres** of Land.


Bruce Lane Bryan Registered Professional Land Surveyor No. 4249
Bryan Technical Services, Inc.
TBPLS Firm No. 10128500
911 N. Main, Taylor, TX 76574



ATTACHMENT 3 – Aerial Photo

Item 2 – PZ-20161024 – 38.979 Acres George Reese Survey – Rezone from R/A to B-2 District

